

ADDITIONAL STAFF RECOMMENDED REVISIONS TO THE 9/3/08 NBG REGULATING PLAN

City Staff recommends the following revisions be made to the 9/3/08 Draft NBG Regulating Plan, which was presented to Planning Commission on Sept. 9, 2008. These amendments are recommended to add clarification to the standards.

Recommendation: Revise Section 3.5.2 [*Dedication of NBG Collector Streets*] as follows:

- B. Right-of-way shall be dedicated for collector streets as identified on the NBG Collector Street Plan (Figure 3-12) in conformance with LDC Section 25-6-51(a)(2) [an approved collector plan] and associated requirements in LDC Chapter 25-6, Article 2 [Reservation and Dedication of Right-of-Way].

Recommendation: Include the following NBG Design Standards applicability text in the newly created NBG Zoning District Regulations section of the Land Development Code [*Note: This text and the Land Development Code (LDC) Section number where it will be located will be provided in the enabling ordinance for the NBG code amendment (Case # C20-2008-016)*]:

A. General Exemptions from the NBG Design Standards

The following types of development are exempt from the NBG Design Standards identified in the NBG Regulating Plan:

1. Development that does not require a site plan under LDC Chapter 25-5; and
2. Interior remodeling of a building.

B. New Construction, Redevelopment, and Major Rehabilitation

Except as provided in Subsection A, if a particular standard of the NBG Regulating Plan is applicable to development on a particular site, then that standard shall be applicable to the following activity:

1. New construction; and
2. Redevelopment or major rehabilitation (for redevelopment or major rehabilitation, the Director shall determine the portion of the site to which the standard applies, based on the extent of change proposed). For the purposes of the NBG Regulating Plan, it shall include any project that will, combined with all other redevelopment or rehabilitation of the site that has occurred since the effective date of the NBG Regulating Plan:
 - a. For sites of less than one acre, generate 1,000 vehicle trips or more per day above the estimated trip level on the effective date of the NBG Regulating Plan, and for sites of one acre or more, generate 2,000 vehicle trips or more per day above the estimated trip level on the effective date of the NBG Regulating Plan; or
 - b. Increase the site's impervious cover by 25 percent or more beyond the amount of impervious cover existing on the effective date of the NBG Regulating Plan.

Revise Section 1.2.3 of the NBG Regulating Plan as follows:

1.2.3 NBG Design Standards

A. For purposes of applying the design standards in this Document, NBG Design Standards are (see Figure 1-5):

1. Article 3, Circulation, Connectivity, and Streetscape;
2. Article 4, Site Development Standards (except Section 4.2 General Standards, Section 4.8 Sign Regulations, Section 4.10 Public Open Space and Trails, and Section 4.11 Stormwater Management);
3. Article 5, Building Design Standards.

B. General Exemptions from the NBG Design Standards

General Exemptions from the NBG Design Standards are provided in LDC Section _____ [North Burnet/Gateway Zoning District Regulations]

~~The following types of development are exempt from the NBG Design Standards of this Document:~~

- ~~1. Development that does not require a site plan under LDC Sections 25-5-2(B), (C), (E), (F), (G), (H), (I), or (J);~~
- ~~2. Development for which public access is prohibited due to health, safety and welfare reasons; and~~
- ~~3. Interior remodeling of a building.~~

C. New Construction, Redevelopment, and Major Rehabilitation

Applicability of the NBG Design Standards to new construction, redevelopment and major rehabilitation is provided in LDC Section _____ [North Burnet/Gateway Zoning District Regulations]

~~Except as provided in Subsections B or D, if a particular standard of this Document is applicable to development on a particular site, then that standard shall be applicable to the following activity:~~

- ~~1. New construction on previously undeveloped land; and~~
- ~~2. New construction where all existing buildings have or will be completely demolished or rendered unusable as determined by the Director.~~

Recommendation: Revise various sections in Article 1 of the NBG Regulating Plan to reflect the applicability of Section 4.8 [*Sign Regulations*] as an NBG Design Standard (not as a Land Use and General Development Standard as shown in the 9-3-08 Draft NBG Regulating Plan), and that alternative equivalent compliance procedures shall be available for alternative designs that do not strictly adhere to the Sign Regulations.

Revise Section 4.8 [*Sign Regulations*] as follows:

4.8 SIGN REGULATIONS

Applicability

Standard	Applies if the NBG Subdistrict is:						Applies if the Adjacent Street is:				Applies to the following:
	TOD	CMU	NMU	NR	WMU	CI	CTC	PPC	UR	HWY	
Section 4.8 Sign Regulations	●	●	●	●	--	--	●	●	●	--	All development

Sign Regulations

~~A. Land within 200 feet of the street right of way of U.S. Hwy 183 and not within 100 feet of an NBG Core Transit Corridor shall comply with the Sign Regulations in LDC Section 25-10-123 Expressway Corridor Sign District Regulations.~~

B. All development to which this standard is applicable ~~other locations in the NBG Zoning District~~ shall comply with the Sign Regulations in LDC Section 25-10-133, University Neighborhood Overlay Zoning District Signs.